

Intergovernmental Coordination Element Data & Analysis

I. Introduction

Intergovernmental coordination is a critical component of the Comprehensive Plan. Local policies that ignore the impacts of other jurisdictional decisions risk impeded implementation or failure. The costs of delays and duplication can be avoided by anticipating the need for coordination, identifying the common goals of coordinating entities, and negotiating appropriate coordinating mechanisms. This report provides strategies for improving the coordinating mechanisms.

II. Data and Analysis

The Intergovernmental Coordination Element (ICE) Data and Analysis Report addresses the 9J-5.015 requirements as they pertain to the relationships among different governmental entities. The purposes of this element are to:

1. Inventory all units of government which provide services but do not have regulatory authority over the use of land;
2. Analyze the effectiveness of existing systems of coordination, specific problems and needs within each comprehensive plan element, and the impacts of development on areas of concern; and
3. Identify “areas of concern” which include resources and facilities in Alachua County and the City of Alachua based on data set forth in the North Central Florida Strategic Regional Policy Plan (NCF SRPP).

Amendments to Chapter 163, F.S. require Alachua County and its municipalities, the School Board of Alachua County (SBAC), and other service providers to establish by agreement joint processes for collaborative planning and decision making. The areas of interest include population projections and public school siting, the location and extension of public facilities subject to concurrency, locally unwanted land uses and siting facilities with countywide significance. The City must amend its plan to establish the joint planning processes envisioned by amendments to the statute.

In addition, the Chapter 163 amendments require the City to provide opportunities for involvement by SBAC and Santa Fe Community College (Santa Fe) in the local planning process. Formal representation, membership on technical advisory committees, or other appropriate means can meet this requirement. The amendments require recognition of campus master plans. The City must amend its plan to ensure opportunities for involvement by SBAC and Santa Fe.

A. Existing Coordinating Mechanisms and their Effectiveness

This section addresses the various federal, state, county and other local agencies with which the City must coordinate on issues involving the development and regulation of land. A short description of the various agencies is found in Appendix A.

Appendix B illustrates the multitude of these agencies, their substantive role in the process, the level of coordination and its effectiveness as well as the agencies within the City of Gainesville that have coordinating responsibilities. The relationship of the City agency is classified as occasional interaction between agencies, coordination handled by developer through submittal of permit requests, formal agreements for joint decision-making, coordination mechanisms requiring public hearings, and coordination mechanisms providing regular meeting for review of issues. The matrix provides an assessment of the effectiveness of the intergovernmental coordination mechanisms.¹

The City of Gainesville and Alachua County have been successful in coordinating at various levels. The two governments work closely together in determining the boundaries of the Urban Reserve Area. The two regularly submit development proposals (zoning changes, comprehensive plan changes, land development code changes, etc.) to one another for review and comment. The City and County have a designated assistance agreement for fire and rescue services. The two local governments jointly fund both the East Gainesville Task Force and Sustainable Alachua County, Inc. The City and County also coordinate on issues regarding the Gainesville Regional Airport, solid waste, cable franchise agreements, and cellular towers.

The City and County have been working to address stormwater improvements to Sweetwater Branch, which is a conduit to Alachua Sink and the Floridan aquifer. Sweetwater Branch water quality improvements are the result of these coordinated efforts. The two governments have worked closely both to implement the ordinance protecting the Murphree Wellfield and make important technical changes to improve its effectiveness. The City and County also have collaborated to implement the Hazardous Materials Management Code.

The City and County have been less successful in joint planning initiatives, although over the past year the two plan boards have held several meetings on the issue. The recently formed (1999) Local Government Cooperation and Collaboration Committee (comprised of the City's Mayor and Mayor Pro Tem and the Chair and Vice-Chair of the County Commission) is an additional forum for intergovernmental coordination and discussion of issues such as joint planning.

C. Coordination With Regard To Areas of Critical State Concern

¹ Criteria for the analysis are as follows: 1) the agency has personnel designated to handle development issues; 2) it has personnel and policies in place to resolve problems related to land use and land development regulations; 3) its review procedures for permit requests are timely; and 4) its review criteria are compatible with the Goals, Objectives and Policies of this plan.

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No areas within the City of Gainesville are designated as Areas of Critical State Concern.

III. Issues and Opportunities

A. Requirements of Chapter 163, Florida Statutes

Growth and Development Proposed in the Strategic Regional Plan “Areas of Concern”

The North Central Florida Strategic Regional Policy Plan (NCFSRPP) implements the state mandate that each local government comprehensive plan be consistent with the Strategic Regional Policy Plan and the State Comprehensive Plan. The NCFSRPP identifies five strategic regional issue areas which, “when viewed from a regional perspective, have the potential to affect the region’s significant physical characteristics and/or its quality of life.” The regional issue areas are Affordable Housing, Economic Development, Emergency Preparedness, Natural Resources of Regional Significance and Transportation. Within these regional issue areas are regional facilities and resources.

Florida Statutes require an analysis of the growth and development in the “areas of concern” and a comparison with the appropriate regional policy plan in order to evaluate the needs for additional planning coordination. (Appendix C identifies regionally significant resources or facilities within the City or “area of concern”² and describes the City’s comprehensive plan policies that may affect them.)

Maps 1 and 2 identify regionally significant resources within the City of Gainesville and Alachua County. Several of the regionally significant resources or facilities identified within Alachua County (which is the City’s area of concern) are many miles from the Gainesville limits and are not relevant. These include the Santa Fe River Greenway, Santa Fe Swamp, Little Lochloosa Lake, Orange Lake, Lochloosa Forest, Poe Springs, Cross Creek, River Styx, Santa Fe Blue Spring, Rocky Creek, Lake Santa Fe and Little Santa Fe Lake. The City neither expects to annex land including these resources nor anticipates that its comprehensive plan policies will have any impact on them.

Three regionally significant resources identified in the NCFSRPP -- Austin Cary Memorial Forest, San Felasco Hammock State Preserve, and Prairie Creek are beyond city limits, but are close enough to be potentially affected by comprehensive plan policies.

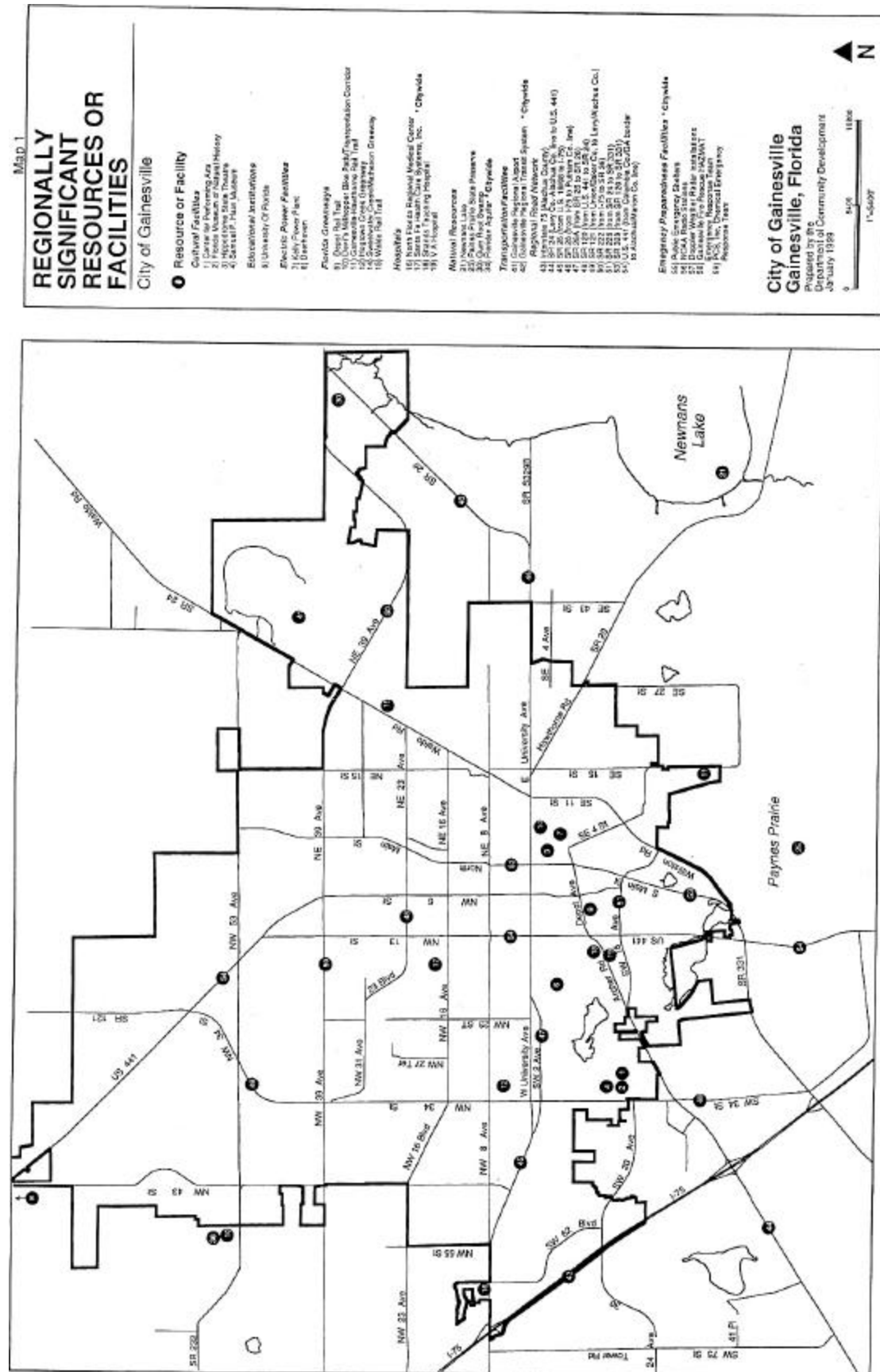
Coordinated Planning with Other Service Providers/Interlocal Agreements

Chapter 163 requires the City to state the principles and guidelines that it will use to coordinate its adopted plan with units of government providing facilities and services to but not having regulatory authority over the use of land. In addition, the intergovernmental coordination element (ICE) is required to describe the joint processes for collaborative planning and decisionmaking on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance, including locally unwanted land uses whose nature and identity are established in an agreement.

² “Areas of concern” are resources or facilities that are located within an adjacent local government.

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Furthermore, within one year of the adoption of the ICE, the City is required to enter into an interlocal agreement with all affected units of local government that describes their collaborative planning processes.



Map 2

REGIONALLY SIGNIFICANT RESOURCES OR FACILITIES

Alachua County

Resource or Facility

- Educational Institutions**
 - 4) Santa Fe Community College
- Cultural Resources**
 - 4) Santa Fe Community College Audubon
- Florida Communities**
 - 10) Davis McComb Site Prty
 - Translocator Center
 - 13) Santa Fe Ave Cemetery
- Hospitals**
 - 17) Santa Fe Health Care Systems, Inc
 - Medlow Residences
- Other Resources**
 - 20) Pine Springs
 - 21) Santa Fe Swamp
 - 22) Santa Fe Swamp
 - 23) Upper Lochwood Lake
 - 24) Upper Lochwood Lake
 - 25) Orange Lake
 - 26) Orange Lake
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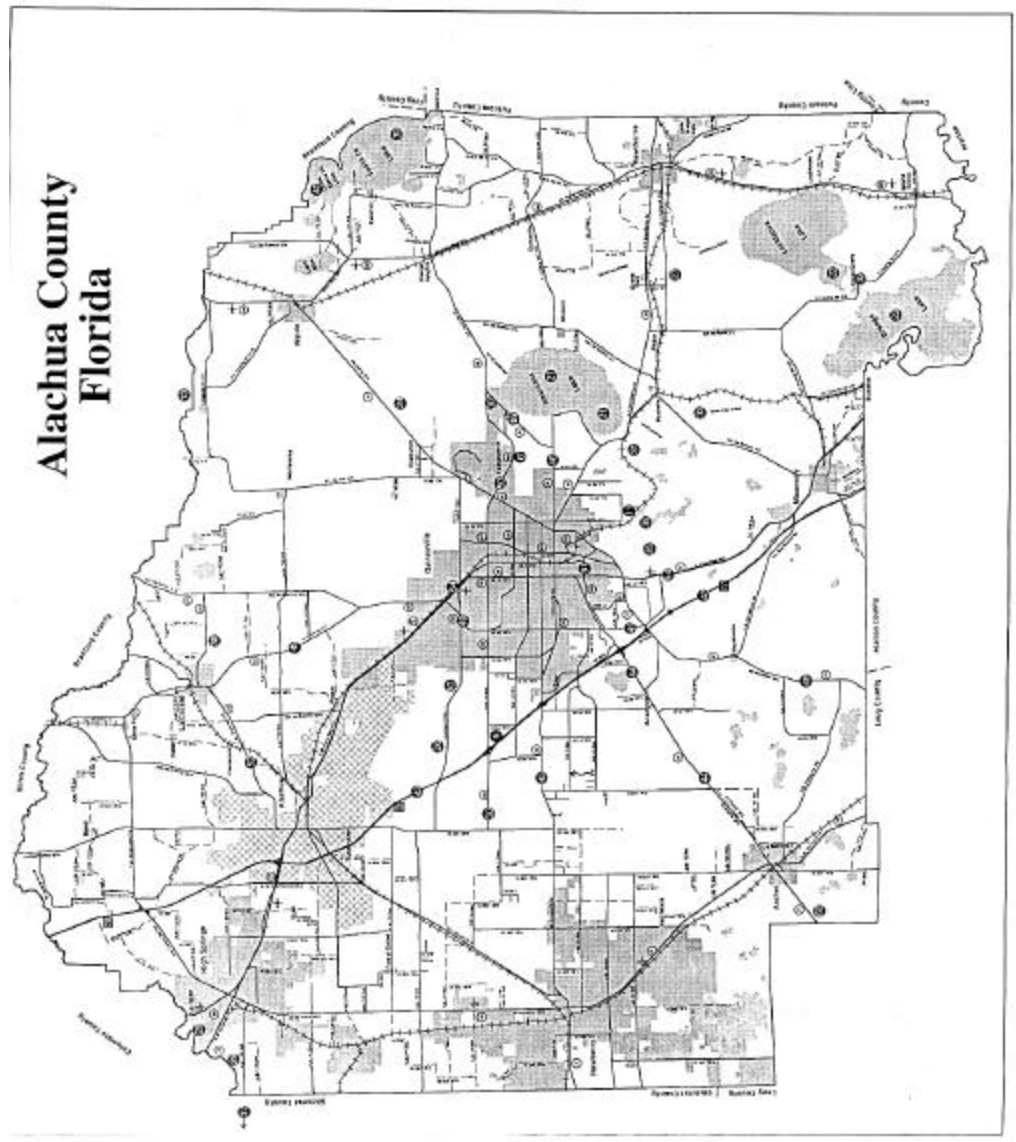
Emergency Preparedness Facilities

- 51) K. O. A. Bank Building
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Other Regionally Significant Facilities

- 69) Santa Fe County Courthouse
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City of Gainesville
 Gainesville, Florida
 Prepared by the
 Department of Community Development
 January 1999



Section 163.3174, F.S. requires local planning agencies to provide opportunities for involvement by district school boards and applicable community college boards which may be accomplished by formal representation, membership on technical advisory committees, or other appropriate means.

Chapter 189, F.S. requires special districts to submit to the City a public facilities report and annual notice of any changes. The report must describe each facility owned by the district, its current capacity, the current demands placed upon it, and its location, a description of each proposed facility to be built, improved or expanded within the next five years. The St. Johns River Water Management District provides this report annually to the City.

Identification and Implementation of Joint Planning Areas

Chapter 163 requires that the ICE provide for procedures to identify and implement joint planning areas especially in relation to annexation, municipal incorporation, and joint infrastructure service areas.

The sprawl pattern of development further away from the center of Gainesville has quality of life implications for city residents, particularly in regard to traffic congestion. New activity center areas built to support the unincorporated population can lead to abandonment of retail centers, leaving the city with vacant commercial buildings and lower property tax revenues.

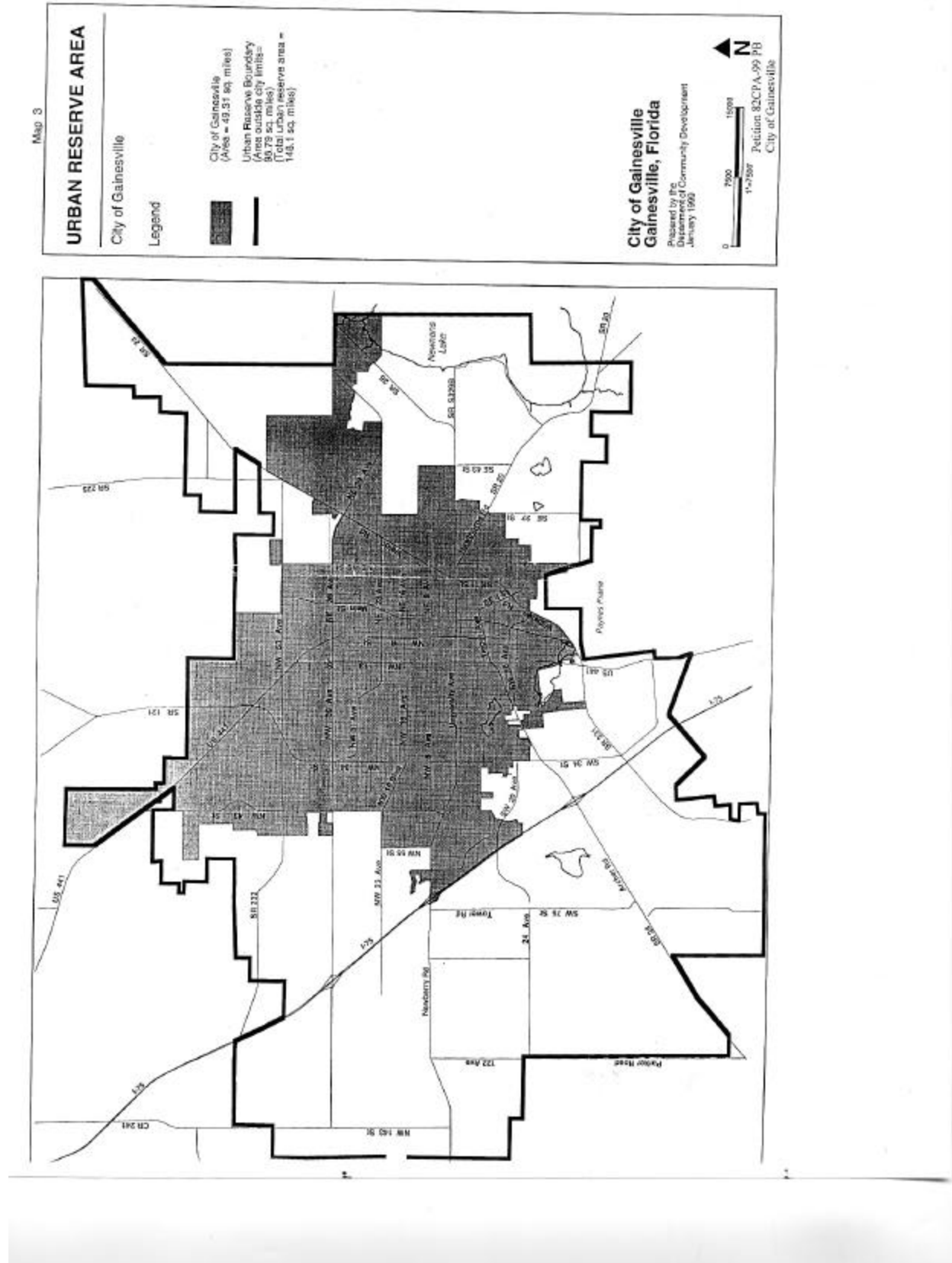
In 1997 the City of Gainesville contracted with David Rusk, a nationally recognized urban expert, to examine growth trends and make recommendations for the future of the Gainesville-Alachua County area. Rusk's January 1998 report pointedly discussed the impact of sprawl development on the city and county. He claimed that "low density development creates high automobile dependence (and) frustrates the goal of sustaining a viable retail district in the central business district and other neighborhood-oriented commercial areas." Rusk also surmised that the "adopted plans seem to envision the continuation of the past pattern of low-density sprawling development" and concluded by stating that phasing plans should be adopted in the Urban Reserve Area (URA) which "slow the constant outward extension of new development."

During a joint meeting of the City and County Commissions in May 1998, the City Commission endorsed the goal of halting the declining share of the population in Gainesville and establishing a constant 46.59 percent share of the Alachua County population through the year 2010.

The Alachua County Boundary Adjustment Act (BAA) was passed as a special act of the Florida legislature and amended in 1991, for the purpose of "establishing municipal reserve areas and for adjusting the boundaries of municipalities through annexation." Urban reserve areas are those areas adjacent to a city and reserved for annexation because they are either "urban in character"³ or likely to be within ten years (see Map 3 for Gainesville's urban reserve area – adopted by the County

³ "Urban in character" means an area used for residential, urban recreational or conservation parklands, commercial, industrial, institutional, or governmental purpose or an area undergoing development for any of these purposes including any parcels of land retained in their natural state or kept free of development as greenbelt areas.

Commission). As part of the analyses for designating the URA, Alachua County and the City of Gainesville are required to prepare statements of service that identify any services provided to residents within the proposed reserve area. Generally, the statements deal only with services, although the BAA allows other issues to be included provided each jurisdiction agrees.



The Alachua County Planning Commission and the City of Gainesville Plan Board have approved a joint planning strategy, the ultimate intention of which is to create a metropolitan planning organization within five years. The joint planning strategy is intended both to enhance coordination among local planning entities, including cities, the County, and public educational institutions, and promote “smart growth,” examples of which include multi-modal transportation opportunities, mixed-income housing, environmentally sensitive development, and preservation of conservation lands. The joint planning strategy will also promote infill development and neighborhood redevelopment. Areas that should be considered for joint planning in Gainesville/Alachua County include an urban reserve area-wide wetland mitigation program, habitat planning, recreational facilities and programs, extensions of the urban service area, extensions of facilities beyond the urban service area, and a countywide affordable housing approach.

Recognition of the University of Florida Campus Master Plan

Since the 1991-2001 Comprehensive Plan’s adoption, the University of Florida has adopted a Campus Master Plan consistent with statutory requirements and with the City’s Comprehensive Plan. The University of Florida has an extremely large impact on the transportation network in the city and to this end, the University has contributed approximately \$10.3 million for mitigation. Therefore, it is important that the City and the University continue to coordinate transportation planning outside the scope of the Campus Master Plan requirements.

Coordination with Santa Fe Community College.

Chapter 163 requires the City to amend ICE to provide opportunities for Santa Fe Community College to become involved in the local planning process (see Sec.163.3174, F.S.). This can be accomplished by formal representation on boards, membership on technical advisory committees or other appropriate means. It could be accomplished in part by routinely providing Plan Board agendas to Santa Fe as they are now provided to Alachua County. Involvement by Santa Fe in the local planning process could be furthered by becoming a member of the Metropolitan Transportation Planning Organization’s (MTPO) Technical Advisory Committee. This recommendation should be made to both Santa Fe and the MTPO.

It is very important that Santa Fe development applications within City limits be reviewed by the City, pursuant to applicable statutory requirements. Santa Fe, as a community college, is not subject to the campus master plan requirements of Chapter 240, and like SBAC is not exempt from development review by the City.

Other issues are the growth of Santa Fe Community College and its impact on the Pleasant Street Historic District and the City’s plans for redeveloping the West University Avenue corridor. Over the last few years, the downtown branch campus of Santa Fe has grown considerably. The campus is part of a redevelopment area that includes the Pleasant Street Historic District. Due to the growth potential of the downtown campus, it will be very important for Santa Fe to coordinate with the City’s

Comprehensive Plan and its urban design standards to assure that site plans for the college will be compatible with the surrounding neighborhoods. The location of the campus on the NW 6th Street corridor between the downtown and the University of Florida also makes this facility a linchpin in the efforts to integrate those two end points into one dynamic core which includes Santa Fe.

Coordination with the School Board of Alachua County

City staff worked closely with staff of the SBAC with respect to estimates and projections of population during the preparation of the 1991-2001 City of Gainesville Comprehensive Plan. Since 1991, direct coordination between City and SBAC staff on this issue has been minimal. This has not been problematic since the City's population estimates are extremely close to those of the University of Florida's Bureau of Economic and Business Research that have been used by the SBAC. There are no formalized joint decision making processes engaged in by the City and the School Board in regard to establishing population projections.

The School Board does not presently have a 5-year work program for its school district facilities adopted pursuant to F.S. 235.185. The SBAC's practice to date has been to determine new projects and establish budgets on an annual basis, but is now in the process of developing a 5-year facilities work program as required by F.S. 235.185. (Notwithstanding the present lack of a 5-year facilities work program, the SBAC is subject to a State-mandated educational plant survey every five years; the most recent survey was in February 1994. The survey is a systematic study of present and future educational needs and ancillary plants. The 1994 survey team was put together by the Florida Department of Education and did not involve local governments. The 1999 survey team will be assembled by the SBAC. SBAC has formed a site selection committee with representation from the City, County, North Central Florida Regional Planning Council, Metropolitan Transportation Planning Organization and others.)

Although no new schools have been constructed within city limits since adoption of the 1991 comprehensive plan (only two, Lawton Chiles Elementary School and Kanapaha Middle School have been constructed elsewhere in the district), annexation has added two elementary schools – Talbot and Terwilliger, during this period. SBAC staff anticipates that no more than one school – an elementary school-- will be recommended in the upcoming 5-year facilities work program. The new elementary school would most likely be located in unincorporated Alachua County. Consequently, coordination between the City and the SBAC regarding planning/siting school facilities within the City will in all probability continue to be limited to site plan review of modifications and expansions in accordance with both the Land Development Code and applicable provisions of Chapter 235, F.S. The City would like for SBAC to take responsibility for notifying the public and holding public meetings on proposed expansions to their facilities.

As required by amendments to Chapter 163 of the Florida Statutes, the City should provide opportunities for school board and community college boards to become involved in the local planning process. This could be accomplished by formal representation on a development-related board,

membership on technical or other advisory committees, or other appropriate means. Plan Board agendas are provided to the SBAC, Alachua County, and most other affected agencies, including Santa Fe Community College which has recently been added to the recipient list.

The SBAC and the City are among the entities represented on the Technical Advisory Committee (TAC) of the Metropolitan Transportation Planning Organization. The TAC with respect to transportation improvements and long-range planning reviews multi-modal access to schools and any proposed schools.

B. Specific Problems and Needs within Each Comprehensive Plan Element

Future Land Use Element

Amendments to the Florida Statutes concerning public schools have prompted proposed changes to the Future Land Use Element. The proposed changes are anticipated to be adopted by October 1999. These changes will add public schools as allowable uses in the Single Family, Residential Low Density, Residential Medium Density, and Residential High Density land use categories. These changes will provide increased flexibility for the SBAC to meet future needs for either expanding existing sites or siting new schools. The other proposed change is the addition of a policy that will encourage collocation of public schools with public facilities such as parks, libraries, and community centers. Such collocation is in the interest of the City, the SBAC, and will benefit the general public.

Transportation Element

The combination of federal and State monies for transportation improvements are 36 percent of the amount anticipated for the Long Range Transportation Plan in 1991. Approximately one-third of the identified urbanized area projects is expected to receive funding over the 25-year planning period. Of the road construction projects that are assumed to have funding, four are located within city limits. The adopted needs plan is conservative and only represents maintaining the existing adopted service levels and accepts that congested facilities will only be improved by shifts to alternate modes. The City needs to continue to carefully prioritize its transportation goals and identify additional local funds to accomplish these goals. This will require intergovernmental coordination with Alachua County and other entities that are represented on the MTPO.

Notwithstanding the proposed Transportation Concurrency Exception Area within the City of Gainesville, the City will need to continue tracking roadway trips generated by development and must continue its on-going coordination with Alachua County, FDOT, and MTPO with respect to roadway LOS.

Conservation, Open Space, and Groundwater Element

Groundwater Issues

The City and Alachua County have coordinated on groundwater issues for over a decade. Development, as it effects groundwater in the City of Gainesville, is regulated by three Alachua County ordinances - underground storage tanks, wellfield protection, and hazardous materials—as well as by City ordinances concerning stormwater, wetlands, and development in the floodplain.

1. Wellfield Protection

The wellfield protection ordinance is under revision, partly due to a 1995 study that identified the extent of groundwater contamination within wellfield management areas. It found over 60 contamination sites within the one-foot drawdown contour of the Murphree Wellfield zone. The proposed revisions will delineate primary, secondary and tertiary zones based on improved groundwater modeling procedures. As presently proposed, the primary zone will be based on a two-year travel time of a contaminant to the wellhead, the secondary zone will be based on a ten-year travel time, and the tertiary zone based on a twenty-five year travel time. Also proposed are new provisions for inspecting existing wells in the three zones, considering special use permits for certain uses, and establishing well abandonment procedures. The St. Johns River Water Management District (SJRWMD) is negotiating a less-than-fee simple acquisition of land in the Buck Bay flatwoods area, which is within the wellfield protection zone.

2. Aquifer Recharge

The Alachua County Comprehensive Plan currently designates high aquifer recharge areas as those areas in the County where the Floridan Aquifer is unconfined or semi-confined. The SJRWMD and Alachua County disagree over the extent of high aquifer recharge area throughout the county. To that end, the County's Conservation Element has recommended funding a study to better define these areas of high recharge.

Surface Water Issues

Surface water bodies such as creeks, streams, and lakes frequently cross jurisdictional boundaries making it imperative for affected localities to cooperate in protecting water quality. In 1996, the Florida Department of Environmental Protection (FDEP) prepared its *305b Water Quality Assessment Report* for surface waters in an around the City. All lakes within or near the City of Gainesville were found by FDEP to have poor water quality, while the quality of Hogtown Creek, Possum Creek, and Gum Root Swamp was “good.” Hatchet Creek had fair water quality while Sweetwater Branch has poor water quality

In 1996, the SJRWMD published a report on the Orange Creek basin, which encompasses most of Gainesville and eastern Alachua County, providing detailed recommendations on remedying the water quality of creeks, streams, and lakes. The City and County are working cooperatively on mitigating surface water pollution particularly in the Sweetwater Branch drainage basin. The City of Gainesville is

requesting \$2 million to assist in developing and implementing a stormwater management project to protect the Floridan Aquifer from stormwater runoff. Working with the City will be the Florida Department of Environmental Protection, SJRWMD and the Alachua County Environmental Protection Department. The two-part project will consist of acquiring land in the vicinity of SR 331 and Sweetwater Branch and funding planning and engineering studies and partial construction of sediment, debris and nutrient removal systems. Upon completion, the project is expected to remove 90 percent or more of the pollutants from the Sweetwater Branch flow.

Smaller projects upstream that have been initiated in the City include reconstruction of the Duck Pond, the Baffle Box on Sweetwater Park, and the proposed Stormwater Park south of Depot Avenue. Upstream clean up of Sweetwater Branch is important because the cost of remediation at its Alachua Sink discharge point is anticipated to be between \$14m and \$20m. Pollution reduction of the creek will assist in re-establishing Paynes Prairie State Preserve's natural ecosystems and provide protection for the Floridan Aquifer, which is the major source of drinking water in Florida.

Wetlands Issues

Because the City desires a more compact and dense development form, meeting the “no net loss” of area requirement for wetlands on each development site may not be desirable in all cases. A more appropriate mitigation strategy might be “no net loss” of wetland acreage on a watershed or countywide basis, an approach that will require the involvement of Alachua County and the City and that could include mitigation banking. To this end, City, County, and SJRWMD staff have begun meeting to map wetlands within the city, gather data on the “developability” and location of the parcel on which the wetlands are located, and evaluate the significance of each wetland within the broader mosaic of the natural environment.

Habitat Protection

Annexation has brought several thousand acres of environmentally significant areas into the city limits and has resulted in other significant areas in the unincorporated areas being brought closer to the City. However, many important state properties including San Felasco State Preserve and Paynes Prairie State Preserve are located outside of the Urban Reserve Area (URA) and are therefore not subject to annexation. Intergovernmental coordination between the City, Alachua County, and City of Alachua (in some areas) is needed to conserve important remaining habitat. City, County and SJRWMD staffs are also meeting to identify significant habitat and, in many respects, the research effort will dovetail with the efforts being extended on wetlands. For instance, an important criterion for identifying “important” wetlands will be their connectivity with significant habitat areas.

The following significant habitats lie within or near the city limits.⁴

⁴ In 1996, Alachua County completed a habitat inventory (known as here as the KBN/Golder report), which supplements the KBN study from 1987, and identifies significant habitat still in private ownership.

Sugarfoot Hammock. This site located generally at the intersection of I-75 and SW 20th Avenue contains several community types including mesic hammock, basin marsh, floodplain swamp, floodplain forest, sinkhole and sinkhole lake, and a marsh lake. The Hammock was described in the KBN report as “second only to San Felasco as Florida’s most outstanding example of mesic hammock, and is seriously fragmented by agricultural and residential development (KBN, 1987 3-21).

Gum Root Swamp. In 1994, the City annexed portions of the Gum Root Swamp, which is on the northern edge of Newnans Lake and east of the airport. This area includes portions outside the city limits and is a large complex of wetlands and pinelands that provides a key regional ecosystem linkage with Newnans Lake and Hatchet Creek. While the bulk of Gum Root Swamp is central wetlands basin, community types also include mesic flatwoods, wet flatwoods, scrubby flatwoods, and sandhill. The KBN/Golder study indicated that “the Gum Root Swamp and the lakeshore swamp are among the highest rated areas in the County on the priority wetlands for listed species map for Alachua County.”

Millhopper Flatwoods Annexations in 1992 and 1999 brought portions of the Millhopper Flatwoods, comprising 800 acres of mesic flatwoods, basin swamp and baygall into the City. The 1987 KBN study indicates that the mesic flatwoods are comprised of one-half natural pine and one-half planted pine. Most of the site has a “dense shrub layer with abundant saw palmettos” with some areas strongly invaded by oak. The study indicated the hammock would grow into a “poor quality hammock if left alone without fire.”

Palm Point. Palm Point on Newnans Lake lies outside of the city, but is a City park. Community types found on this site include mesic hammock, hydric hammock, xeric hammock, scrub, prairie flatwood lakes and a seepage stream. The tract, totaling approximately 100 acres, also contains a hydric hammock composed of large live oaks and water hickory which “grows nowhere else in Alachua County except on the Santa Fe floodplain.”

Buck Bay Flatwoods. Buck Bay is a diverse collection of pine flatwoods forest and wetlands directly north of Gainesville. Totalling 18,018 acres, Buck Bay is a major headwaters area “rather like a miniature Green Swamp” (KBN/Golden, 1996).

East-Side Greenway. KBN designated an area east of Morningside Nature Center, west of Newnans Lake and south of Gum Root Swamp as the “East Side Greenway” which comprises 3,221 acres and is designed to connect all three of these diverse and complex habitats. The study indicated that the “significance for Morningside Nature Center of remaining connected to the larger areas of wildlife habitat is also high.”

Hague Flatwoods. This is a 6,344-acre site that contains the Deerhaven Power Station. It contains large areas of basin swamp and many cypress domes. The area is also part of the headwaters of both Rocky Creek and Turkey Creek. The Hague Flatwoods are beyond the URA.

Housing Element

The City will need to work with Alachua County to develop a countywide “fair share” housing ordinance for the dispersal of affordable housing units. Although there are affordable housing opportunities within the City of Gainesville, they tend to be concentrated and not dispersed throughout the community. In the January 1998 report by planning consultant David Rusk entitled “Healthy City, Healthy Region: An Assessment and Recommendations on Regional Planning and Housing Policy for the City of Gainesville and Alachua County,” a strategy of requiring a “fair share” of low- and moderate-income housing opportunities in all new developments of a minimum size (20 units was suggested as a possible threshold) was recommended.

A key finding of the Rusk report was the “growing segregation by income class as a result of countywide housing development patterns.” While there are affordable housing opportunities within the City of Gainesville, one problem is that they tend to be concentrated and not dispersed throughout the community. The Rusk report goes on to say, “It is essential that Gainesville promote greater income diversity in the housing supply both within the city and throughout the county.”

In order to promote a broader dispersal of affordable housing units, the Rusk report recommends a strategy requiring a “fair share” of low- and moderate-income housing in all new developments of a minimum size (a minimum of 20 units was indicated as possibly appropriate). This is based on an ordinance developed in Montgomery County, Maryland known as the Moderately Priced Dwelling Unit (MPDU) Ordinance. Under that ordinance, Montgomery County requires that a minimum of 15 percent of new housing units be affordable to buyers or renters in the lowest third of household income. The county housing authority also has a legal first right to purchase one-third of the affordable units or five percent of all new housing built. This ordinance has resulted in a dispersal of low-income households.

The ICE should be amended to add an objective and related policies concerning working with Alachua County on an ordinance similar to the Montgomery County, Maryland MPDU Ordinance. An intergovernmental strategy is essential to making the dispersal of affordable housing units a viable solution.

Recreation Element

The lack of funding and the subsequent lack of capital improvements (since the 1991 adoption of the Comprehensive Plan) for recreation, with the exception of the Martin Luther King Jr. Multi-Purpose Center, has meant that many of the policies of the Recreation Element have not been met.

There is a general consensus that the City and the County lack adequate park and recreation facilities for the population, notwithstanding that several new facilities have been built in recent years. The Martin

Luther King, Jr. Multi-Purpose Center, funded with a \$1.7m special purpose grant from the U.S. Department of Housing and Urban Development, is one example. The Andrew R. Mickle, Sr. Pool in southeast Gainesville is another.

Liability and maintenance concerns by the school board may reduce public access to schools that have traditionally served as neighborhood parks. There is a perceived shortage of neighborhood parks in most parts of the City. There are no City parks that provide a concentration of softball, baseball or soccer fields sufficient to support league or tournament play. There is also a shortage of recreation facilities for skateboarders, rollerbladers and BMX bicycle riders; however, \$250,000 of Lease In Lease Out monies were approved by the City Commission in 1999 for developing skate board facilities. In addition, residents of unincorporated Alachua County who use City facilities are reducing levels of service for residents of Gainesville who pay for them.

Intergovernmental cooperation should be improved between the SBAC and the City to implement recreational improvements. Liability concerns is the largest issue. Due to liability concerns, the sharing of recreational facilities by the SBAC and the City has been on a school-by-school basis, and has been inadequate overall. This case of unrealized potential should be addressed in the Goals, Objectives and Policies (GOPs) section of the Recreation Element and the ICE. The Recreation Element is recommending that cooperation be enhanced between the City and SBAC with the City adopting an ordinance to alleviate the additional liability burdens borne by SBAC.

Stormwater Management Element

The Stormwater Element requires the City to prepare master stormwater basin plans for each of the seven creek watersheds in the City -- Hogtown, Lake Alice, Little Hatchet, Lake Forest, Sweetwater Branch, Tumblin Creek, and Calf Pond. Of these seven, Lake Alice is the only one completely contained within the city. Consequently, because these watersheds cross jurisdictional lines, the City and County should consult and coordinate on these plans. To date, Hogtown Creek is the only creek watershed for which a master basin plan has been prepared.

One policy specifically requires inter-jurisdictional coordination to maintain existing capacity and function of shared watersheds (see Policy 1.3.5). Close cooperation between City and county is implied in Policy 1.6.1, which states that “water quality standards in all stream to sink basins shall be consistent with the standards of the applicable WMD or shall receive treatment on the first ‘one inch’ of runoff...” The Stormwater Management Element, which requires the City to maintain the existing level of wetland acreage and function, will also be affected by the discussions on off-site mitigation of wetlands.

Potable Water and Wastewater Element

The Potable Water and Sewer Elements of the Alachua County Comprehensive Plan allow the extension of potable water and sewer within the urban service area provided the proposed infrastructure

is adequate, the need is demonstrated by population growth, and the existing level of service standards can be maintained. Proposed extensions outside of the urban service area require a more substantial test meeting conditions of health, efficiency, normal service extension, or promotion of economic development and must be approved by the Alachua County Board of County Commissioners.

Solid Waste Element

Alachua County is authorized, through the County Charter, to regulate solid waste collection and disposal throughout the county. The County has delegated to the City the authority for collection within city limits. Alachua County remains exclusively responsible for the disposal of all solid waste within the county, in accordance with state law (Sec. 403.706 [1], FS).

Alachua County owns and operates the solid waste transfer station. The SW Landfill officially closed on December 19, 1998, although a drop-off center where residents can bring up to five bags of garbage per visit will remain in operation at that location on the same schedule as the four rural collection centers in the county. There is currently one privately owned and operated construction and demolition debris within the county. Alachua County also regulates this private landfill.

The City has entered into an interlocal agreement with the county for solid waste disposal. This agreement stipulates that the City is committed to deliver residential and commercial solid waste collected by the City's franchised haulers to the County's designated facilities for solid waste management. (A copy of the agreement can be found on page A-12 in the Appendix of the Data & Analysis section of the proposed Solid Waste Element.)

The City is responsible for the billing and collection of solid waste fees from residential customers within city limits.

Historic Preservation Element and Cultural Affairs Element

One shortcoming of the Historic Preservation and Cultural Affairs Elements is the lack of coordination between complementary attractions and events within Alachua County such as nature parks, heritage sites, and cultural attractions. This has curtailed development of a comprehensive tourism program. Gainesville and Alachua County provide tourists with a diverse offering of high-quality attractions, including: the Hippodrome State Theater; Paynes Prairie State Preserve; Marjorie Kinnan Rawlings State Historic Site; the University of Florida's Performing Arts Center and museums; and UF sporting events. Collectively, the County's attractions promote authentic Florida and should be marketed as a whole. As part of a tourism development program, the City and county should sponsor an economic study of the impact of cultural, heritage and environmental tourism on Alachua County.

Appendix A

Agencies Affecting Land Use Decisions

FEDERAL AGENCIES

Federal Emergency Management Agency

The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program. This program maps areas of special flood hazard using the floodway, 100-year, and 500-year flood boundaries, and issues insurance to homeowners based on those maps. To qualify its homeowners for flood insurance, a community must have an ordinance regulating the development of lands in flood prone areas. In this way, FEMA is involved in development.

Environmental Protection Agency (EPA)

The Environmental Protection Agency is the lead agency for implementation of the National Environmental Policy Act (NEPA), Clean Air Act, the Safe Drinking Water Act (PL 93-523), and the Water Pollution Control Act (PL 92-500). NEPA requires the preparation of environmental assessments for federal projects and the consideration of alternative designs. The Clean Air Act sets emission standards for pollutants. The Safe Drinking Water Act establishes minimum drinking water standards and quality standards for the protection of water for public use, including operating standards and quality controls for public water systems. The Water Pollution Control Act relates to the provision of sanitary sewer service and the restoration and/or maintenance of the chemical, physical, and biological integrity of the nation's waters. EPA also administers the Superfund hazardous waste site clean-up program and issues hazardous materials restrictions and guidelines. The Cabot Carbon/Koppers Hazardous Waste Site is regulated by EPA.

United States Army Corps of Engineers (Corps)

The U.S. Army Corps of Engineers regulates the development and maintenance of the nation's water and related land resources, including construction and operation of projects for navigation, flood control, shore and beach restoration and protection, hurricane and flood protection, water supply and water quality. A Corps permit is required for any construction activity in navigable waters. The Corps also has permit authority to regulate activities involving discharges of dredged or fill material in all waters of the United States, including all adjacent wetlands.

United States Fish and Wildlife Service (FWS)

Under the Department of the Interior, the United States Fish and Wildlife Service assesses the impacts on fish and wildlife of all water and related land resource development projects which are federally funded or are constructed under a federal permit or license. FWS establishes regulations and development guidelines for the protection of endangered/threatened species. FWS also provides reports to federal construction or regulatory agencies and to permit applicants. FWS has conducted an inventory of wetlands which is used as background information to identify these areas. This agency acquires significant migratory waterfowl habitat and habitat for endangered species as well as recreation and wilderness areas.

United States Geological Survey (USGS)

The United States Geological Survey provides topographic, geologic and hydrologic maps often used as background information to identify areas of concern, such as areas subject to flooding.

United States Department of Agriculture (USDA)

The Natural Resource Conservation Service, an agency of the United States Department of Agriculture, provides soil classification and soil information. In addition, this agency provides information regarding the suitability of soils for septic tank use and basic construction.

The Soil Conservation and Stabilization Service conducts an agricultural set-aside program that subsidizes farmers for retaining land in agriculture. This program is a device for market control to retain the economic viability of agricultural products.

The Farmers Home Administration (FmHA) is a rural credit agency of the U.S. Department of Agriculture. The FmHA provides a rural rental assistance program and makes loans and grants in rural areas for operating loans, community facilities, including water and waste disposal, and offers loans to further rural business and industrial development.

United States Department of Transportation (DOT)

The United States Department of Transportation administers the nation's transportation policy. The agencies within this department most significant to Alachua County are the Federal Highway Administration (FHWA), the National Highway Traffic Safety Administration (NHTSA), and the Urban Mass Transit Administration (UMTA).

The Federal Highway Administration reviews and approves federally funded highway projects. Such projects include primary, secondary and urban system aid, the federal bridge replacement program and the maintenance and widening of federal facilities. U.S. 441, which bisects Gainesville, is a federal facility. Federal highway facilities are operated and maintained by the Florida Department of Transportation (FDOT) as part of the State Highway System.

The National Highway Traffic Safety Administration shares responsibility with the FHWA for highway safety programs including improved highway design, construction, and maintenance practices. The Urban Mass Transit Administration has review, approval, and funding authority for all federally-assisted paratransit and mass transit projects. Paratransit funds are funneled through the Florida Department of Transportation Disadvantaged Commission (formerly the Coordination Council on the Transportation Disadvantaged) to the Metropolitan Transportation Planning Organization (MTPO).

Federal Aviation Administration (FAA)

The Federal Aviation Administration regulates the nation's aviation system through licensing of airports and provision of funding for maintenance and enhancement of commercial airline service airports. In addition, Federal Aviation Regulation (FAR) Part 150 enables airports to assess aircraft noise impacts on surrounding land uses and implement appropriate mitigation measures. The FAA also regulates height restrictions and landfill siting near airports.

United States Bureau of the Census

The United States Bureau of the Census, under the United States Department of Commerce provides demographic and economic data.

United States Department of Labor

The U.S. Department of Labor contains the Small Business Administration and the Bureau of Labor Statistics. The Small Business Administration provides economic development assistance in the form of loans. The Bureau of Labor Statistics provides economic data.

United States Department of Housing and Urban Development (HUD)

The City of Gainesville is an Entitlement Community, and receives Community Development Block Grant Funds annually. These funds have been used for housing rehabilitation, neighborhood improvements, economic development and the support of a variety of outside agencies which provide services to low and moderate income persons. Every three years the City is required to prepare a housing assistance plan for HUD. HUD also provides monies to the Alachua County and Gainesville Housing Authorities. The Federal Housing Administration (FHA) is under the authority of HUD and provides mortgage insurance on loans for home purchases. HUD also operates the Rental Rehabilitation Program, which is administered in the City by the Public Safety Inspections Department.

United States Department of the Interior

The Department of the Interior administers the National Register of Historic Places. The Secretary of the Interior establishes the standards for rehabilitation of historic structures listed on the National Register.

Veteran's Administration (VA)

The Veterans Administration provides benefit to veterans, including medical services, home loans, and other assistance programs. The Veterans Administration has a hospital in Gainesville, which is a significant employer.

STATE AGENCIES

Alcoholic Beverages and Tobacco (AB&T)

City of Gainesville Code Enforcement is required to verify that the sale of alcoholic beverages (both on-premises consumption and package sales) are permitted uses in the zoning district prior to the issuance of the license by AB&T.

Department of Agriculture and Consumer Affairs (AGR)

BUREAU OF PUBLIC FAIRS & EXPOSITIONS--regulates carnivals and circuses.

DIVISION OF FORESTRY--The Division provides suppression of wildfires and responds to violation of forest protection laws. The division also provides horticultural information and public education.

BUREAU OF SOIL AND WATER CONSERVATION--coordinates with US Department of Agriculture and publishes the Soil Survey of Alachua County.

Department of Community Affairs (DCA) Updated Information Pending (4/14/99)

Division of Housing and Community Development, Bureau of Codes and Standards Division--provides technical assistance on construction and interprets the building code.

Division of Emergency Management - Coordinates with Gainesville Fire Department

BUREAU OF PREPAREDNESS AND RESPONSE -- Bureau has three sections – operations, training and exercise and response planning and three units -- Meteorological Support Unit, Field Services Unit, and Administrative Support all of which serve to support the state's efforts to respond to emergencies.

BUREAU OF RECOVERY AND MITIGATION – Bureau works to reduce or eliminate long-term risk to human life and property from disasters. Recovery from disasters is provided through the Federal and State Public Assistance, Individual Assistance, and Hazard Mitigation Grant Programs to rebuild lives and infrastructure, and to mitigate the impact of future disasters.

BUREAU OF COMPLIANCE AND SUPPORT – Provides staff support to State Emergency Response Commission and revises site plans to enhance first-response efforts at facilities storing hazardous materials.

OFFICE OF POLICY AND PLANNING – Section is involved in modeling disaster probability such as hurricane paths as well as damage costs and inland wind fields. The section also provides planning data such as the location of schools, government buildings, fire stations, etc., that enable the state to identify the impacts upon areas before and after a disaster.

Division of Housing and Community Development

BUREAU OF COMMUNITY DEVELOPMENT – Responsibilities include providing technical assistance on Americans with Disabilities Act, administering the Community Development Block Grant Program and Empowerment Zone and Enterprise Communities Program, and preparing the Statewide Minimum Building Code.

BUREAU OF COMMUNITY ASSISTANCE— Includes Community Services Block Grant, Low-Income Emergency Home Repair Program, Low-Income Home Energy Assistance Program, the Weatherization Assistance Program, State Energy Program, Drug Control and System Improvement Program, and the Local Law Enforcement Block Grants.

Division of Community Planning

BUREAU OF STATE PLANNING – Bureau is responsible for processing Developments of Regional Impact, developing environmental siting and geographic information systems, preparing publications and research, and transportation planning.

BUREAU OF LOCAL PLANNING – Bureau is responsible for review of local government comprehensive plans for consistency with state regulations and administrative guidelines, review of Developments of Regional Impact and Florida Quality Developments, and administration of Areas of Critical State Concern.

Department of Environmental Protection (FDEP) merged Department of Natural Resources and the Department of Environmental Regulation

Offices

STRATEGIC PROJECTS AND PLANNING. The Office of Strategic Projects and Planning guides the agency in achieving meaningful measures of environmental results, utilizing Environmental Problem Solving techniques, implementing common sense regulation and implementing the agency's compliance and enforcement strategy. The Office serves as a liaison with the federal government in a number of reinvention initiatives, such as EPA's Project XL (Excellence and Leadership) Program, the Performance Partnership Agreement and the national Performance Measures Project. The Office also provides staff support to a number of committees, such as the Environmental Regulation Commission and Environmental Council of the States.

COMMUNICATIONS. The Communications Office provides accurate and timely information to the public through the news media, and stays informed of internal issues in each division. The office coordinates with the Governor's office on environmental topics that affect DEP and serves as the primary contact with the media, provides media training, publishes the DEP Media Guide, approves and/or writes press releases for distribution, compiles and distributes DEP News Clips, and coordinates news conferences and special events. The office provides public information support for large scale emergency response situations and publishes the department's internal newsletter, InDEPth.

OMBUDSMAN. The Office of Ombudsman was created to help the public with agency issues. The Office fosters good communication and promotes the Department as responsive and user friendly. Contact the Office of Ombudsman if you have any questions or comments about the FDEP or its programs.

SITING COORDINATION. This office coordinates the inter-agency one-stop permitting process for power plants, transmission lines, statewide multi-purpose hazardous waste sites, sites for business with 50 or more new employees needing permits from at least two agencies, high speed rail siting, natural gas pipeline siting. Administers the pollution control equipment tax certification and assists county tax assessors in determining eligibility of pollution control equipment for assessment at salvage value.

OFFICE OF ECOSYSTEM MANAGEMENT. The Office of Ecosystem Management works to integrate diverse programs to achieve priority environmental goals by orienting program strategies along ecosystem boundaries rather than political or administrative boundaries. The Director oversees the Offices of Ecosystem Planning and Coordination, Intergovernmental Programs, Water Policy, Environmental Education and Greenways and Trails.

Divisions

ADMINISTRATIVE AND TECHNICAL SERVICES. The Division of Administrative and Technical Services consists of Administrative Services including the of Budget, Grants and Planning, Finance and Accounting, General Services (Contracts, Mail Room, Printing, Purchasing and Supplies), Personnel Services; and Technical Services including the bureaus of Systems and Laboratories, the Mercury Program and the Florida Geological Survey.

AIR RESOURCES MANAGEMENT. The Division of Air Resource Management (DARM) administers the state's air pollution control program. The Division has two bureaus and one office: the Bureau of Air Regulation (asbestos, emissions, Title V, IV), the Bureau of Air Monitoring and Mobile Sources (ambient monitoring, Title V general permits, mobile sources), and the Office of Policy Analysis and Program Management (Small Business Program, Partnerships for Ecosystem Protection, pollution prevention).

LAW ENFORCEMENT. The Division of Law Enforcement is responsible for statewide marine and environmental resource law enforcement. As the primary state law enforcement entity for enforcing Florida's marine resource and boating safety laws, Division activities include fisheries enforcement and education, waterway management, and boating safety education and enforcement. The Division has five district offices that are responsible for investigating environmental resource crimes such as abandoned drums and waste tires and illegal dredge and fill activities, as well as responding to emergency incidents which threaten the environment. In 1995, staff responded to 1,714 hazardous materials incident reports and conducted 847 spill investigations. The Division also provides law enforcement services to Florida State Park System and other state-owned property, which the Department manages. There are over 100 parks and preserves within the Florida State Park System and 500,000 acres of state-owned uplands on which the Division is responsible for protection of persons and property. The Division's Bureaus and Offices include: the Office of Environmental Investigations, Bureau of Environmental Law Enforcement (Marine Patrol), and the Bureau of Emergency Response.

MARINE RESOURCES. The Division of Marine Resources preserves, manages and protects marine resources in Florida waters. Conducts marine biological research. Directs and supervises the development and construction of artificial reefs. Manages public health aspects of shellfish harvesting and processing, Florida's programs of marine sanctuaries and estuarine research reserves, aquatic preserves and state buffer preserves. Coordinates fishing public extension services, manatee recovery activities and other marine mammal activities. Issues whole sale and retail seafood dealers' licenses and saltwater products fishing licenses. Includes the Bureau of Coastal and Aquatic Managed Areas, the Office of Fisheries Management and Assistance (artificial reefs, lobster trap certificate, saltwater licensing, angler outreach, aquatic resource education), the Bureau of Marine Resource Regulation and Development (shellfish, SEAS), the Bureau of Protected Species Management (manatees, sea turtles, seagrass protection) and the Florida Marine Research Institute.

RECREATION AND PARKS. The Division of Recreation and Parks operates the more than 140 State Parks throughout Florida. The Florida Park Service includes parks, recreation areas, museums, gardens, and preserves in five districts throughout the state. The Division consists of the following bureaus, districts, and offices: the Bureau of Design and Recreation Services (new park development and renovation of older facilities, administers grants and technical assistance programs for local governments.), the Bureau of Natural and Cultural Resources (provides technical support throughout the park system, manages the State Park System's collection of cultural objects, and provides technical support for the design and care of exhibits and interpretation), the Bureau of Operational Services (Coordinates the marketing and promotion, training, IRM and networking for the State Parks System and provides administrative support to the Division.)

OFFICE OF BUDGETING AND OPERATIONAL COMPLIANCE REVIEWS. (Provides budget oversight and review of field accountability and procedures for the Division.) **Office of Park Planning** (Develops and Maintain Florida's comprehensive outdoor recreation and conservation plan and coordinate development and review of individual park management plans.) **Park District Bureaus** (The five districts throughout the state are also bureaus of the division. Each is responsible for overseeing the park units within their district.)

DIVISION OF STATE LANDS. The purpose of the Division of State Lands is to acquire and dispose of lands as directed by the Board of Trustees of the Internal Improvement Trust Fund. The division administers, manages and maintains the records of all lands held by the Board of Trustees; administers and maintains the geodetic survey requirements for the State of Florida; sets boundary lines for lands owned by the Board of Trustees; identifies and sets ordinary and mean high water boundaries for purposes of sovereignty and land title; administers and dis poses of RICO properties; and controls aquatic and invasive/exotic plant species on public lands.

The Division of State Lands provides oversight for approximately 11 million acres of state lands, including more than 7,000 lakes and 4,510 islands of 10 acres or more in size. The division provides upland leases for educational facilities, vegetable farming, and mineral, oil, and gas exploration. All staff duties and functions related to acquisition, administration and disposition of state lands, the title of which is vested in the Board of Trustees of the Internal Improvement Trust Fund, are performed by this division. The division is comprised of five bureaus: Bureau of Appraisal, Bureau of Aquatic Plant Management, Bureau of Land Acquisition, Bureau of Public Land Administration, and Bureau of Surveying and Mapping. Also included is the Division Director's Office, the Office of Environmental Services, and the Records Modernization Project.

DIVISION OF WASTE MANAGEMENT. This division implements state and federal laws relating to solid and hazardous waste management, and regulates construction and installation of above and below ground storage tanks. It is responsible for cleanup of hazardous waste and pollutant spill sites. The Division has three bureaus: The Bureau of Waste Cleanup (Hazardous Waste Cleanup, Technical Review, Site Investigation), The Bureau of Solid and Hazardous Waste (Hazardous Waste Management, Hazardous Waste Regulation, Solid Waste Management, Waste Reduction) and The Bureau of Petroleum Storage Systems (Storage Tank Regulation, Petroleum Cleanup.)

WATER FACILITIES. Division of Water Facilities is the most diverse division in the DEP, responsible for protecting the quality of Florida's drinking water as well as its rivers, lakes, wetlands, and beaches, and for reclaiming lands after they've been mined for phosphate and other minerals. As staff to the Environmental Regulation Commission, we establish the technical basis for setting the state's surface and ground water quality standards. We also implement a variety of programs to monitor the quality of those water resources. Water Facilities conducts permitting, compliance and enforcement programs for Florida's more than 3,000 domestic and 1,000 industrial wastewater facilities, its 7,000 drinking water systems, and a myriad of wetlands and coastal activities. Our staff in Tallahassee develops the rules and guidance for implementing these programs consistently throughout Florida by our DEP district offices in Pensacola, Jacksonville, Orlando, Tampa, Ft. Myers, and West Palm Beach.

The Division also provides \$100-200 million each year to local governments and other recipients to build or improve domestic wastewater and drinking water facilities, restore and renourish eroding beaches, reclaim lands disturbed by mining activities, and implement stormwater and other nonpoint source management projects. This division has five bureaus: Water Facilities Regulation, Water Facilities Funding, Submerged Lands and Environmental Resources, Beaches and Coastal Systems and Mine Reclamation.

Department of Children and Family Services (DCF)

District III administrative offices are located in Gainesville. DCF requires a license for Child Care, Community Residential Homes (including adult congregate living facilities, Adult Foster Family, Habilitation Centers, etc. and Group Homes), and Social Service and Rehabilitation Centers. DCF inspects all facilities for fire and building code violations. The department also has divisions related to alcohol, drug abuse, mental health and the disabled, aging and adult services.

TACACHALE CENTER FOR EXCELLENCE—A DCF-operated developmental services institution providing 24-hour care and services for individuals statewide who are developmentally disabled. Tacachale Center informally cooperates with the City on the use of recreation facilities and participation in cultural programs.

Florida Highway Patrol (FHP)

The FHP provides traffic patrol on state highways. FHP provides and receives mutual aid from the City's police department.

Governor's Energy Office

The Energy Office administers Local Energy Engineering Program through contract with the City.

Insurance & Treasury

STATE FIRE MARSHAL -- primary responsibility for the investigation of suspicious fires on state-owned property, and provides backup investigation for the unincorporated area. The State Fire Marshal provides fire inspection services to the University of Florida and interprets the Fire Code.

LP & GAS DIVISION--installation and abandonment of gas facilities. City Fire/Rescue and Alachua County Office of Environmental Protection coordinate in the review process.

Public Service Commission (PSC)

The PSC regulates the rate structure for electricity, telephone service, cable television, energy conservation programs, and power plant siting,

Department of Transportation (FDOT)

The Florida Department of Transportation is responsible for the State Highway System, including planning, construction, maintenance and access. FDOT prepares budget proposals for funding by the legislature with the advice of the Metropolitan Transportation Planning Organization, in accordance with the Gainesville Urban Area Transportation Study (GUATS). Representatives of FDOT are non-voting members of the Metropolitan Transportation Planning Organization. FDOT, Division Two headquarters are in Lake City.

Secretary of State

DIVISION OF CULTURAL AFFAIRS--reviews and funds grant proposals from the Local Arts Agency.

DIVISION OF HISTORICAL RESOURCES, Bureau of Historic Preservation--City of Gainesville is a certified local government.

St. John's River Water Management District (SJRWMD)

The district regulates the management and storage of surface waters, well construction, stormwater discharge, dredge and fill, and water shortages. St. John's reviews applicant submittals for individual and general permits for surface water systems. The jurisdiction of the St. John's Water Management District includes most of the current city limits, except the Northwood area. St. John's issues permits for water consumption for the Murphree Water Treatment Plant. Divisions include Environmental Resource Compliance, Water Use Compliance, Operations and Land Resources, Water Resources, Permit Data Services, Groundwater Programs, and Water Supply Management.

Suwannee River Water Management District (SRWMD)

SRWMD regulates the management and storage of surface water well construction, stormwater discharge, dredge and fill, and water shortages. Suwannee River reviews applicant submittals for individual and general permits of surface water systems. The jurisdiction of the Suwannee River Water management district includes western Alachua County, but only a portion of Gainesville.

University of Florida (UF)

ADMINISTRATIVE AFFAIRS

WATER--UF receives potable water from the City at a bulk rate by contract. The University is the largest state institution within the City. City services and city agencies interact with the University daily.

FIRE SERVICES--City Fire Department provides fire suppression and emergency medical services to the university.

CAMPUS PLANNING--Review of campus development. City Director of Community Development attends campus planning meetings and informally reviews plan for impact on city services and neighborhoods.

CAMPUS POLICE--City police provide assistance to campus police upon request.

BUREAU OF ECONOMIC AND BUSINESS RESEARCH (BEBR)--This department of the University provides statistical information for planning and economic development.

Santa Fe Community College— Operates two campuses within Alachua County with an approximate total of 14,000 students. The main campus is located in the Urban Reserve Area in the vicinity of NW 39th Avenue and I-75 and includes an auditorium, gymnasium, and art gallery. The Downtown Campus is located on NW 6th Street in a converted train depot west of the Pleasant Street Historic District.

OUTSIDE AGENCIES

Alachua County Housing Authority

The Alachua County Housing Authority is appointed by the Board of County Commissioners to provide housing programs outside the City of Gainesville. Training programs are cooperatively held in conjunction with the Gainesville Housing Authority. Coordination with City departments is informal, as needed.

Alachua County Library District

The Library District provides library services to Alachua County. The Alachua County Library District Governing Board is composed of two City Commissioners and three County Commissioners. The Governing Board appoints a Board of Trustees of seven members, three nominated by the City Commission, three nominated by the County Commission and one nominated by the Alachua County League of Cities. The Library District is funded by the Library District Tax.

Alachua League of Cities

The League of Cities is a voluntary organization affiliated with the Florida League of Cities. Meetings are held in January, March, May and September. Participating local governments are Alachua, Archer, Gainesville, Hawthorne, High Springs, LaCrosse, Micanopy, Newberry, Waldo, and Alachua County.

Citizen Advisory Committee for Community Development

15-member board appointed by the City Commission to advise the City on Block Grant projects, pursuant to federal requirements.

City-County Cable Television Advisory Committee

The board meets monthly to monitor contract compliance and review system expansion requests. The contract with Cox Cable is jointly executed by the City and the County. The Board is composed of 11 members, with rotating dominance. The Board makes an annual report to the City and County Commissions.

Central Florida Community Action Agency

Independent anti-poverty agency serving Alachua, Levy and Marion Counties, providing housing, job-training and public assistance. The Community Action Agency has received CDBG funds from the City for its food commodity and gardening programs in CDBG target areas. The County Commission appoints public sector and private sector members to the 21-member Board. Residential members are elected from target areas.

Redevelopment Advisory Boards

Created by the City, pursuant to State enabling legislation, to revitalize downtown Gainesville. The seven member board is appointed by the City Commission. The operating budget for the agency is derived from the Tax Increment Trust Fund and the City General Revenue. All project money is from the trust fund. The DRA must approve all expenditures of Tax Increment Trust Fund, including expenditures for tax increment districts not located in the Central Business District.

Gainesville-Alachua County Regional Airport Authority

The Airport Authority manages and operates the airport and the airport industrial park. All revenues are returned to the airport enterprise fund, which funds operation and maintenance of the airport. The City provides matching funds for capital improvements to the airport authority from the City's general revenue. All airport lands and facilities are owned by the City. The Airport Authority has nine members, five appointed by the City, three appointed by the State and one appointed by the County.

Gainesville Cultural Affairs Board

This board advises the City Commission on Cultural Affairs. The Board has 17 members; five seats are reserved for appointment of County residents. No residency requirement currently exists for the other board members.

Gainesville Housing Authority (GHA)

The GHA is an independent authority created by State Statute and is incorporated as a not-for-profit-corporation. GHA is governed by a Board of Commissioners appointed by the City of Gainesville. It is empowered to provide housing within the city limits and in the unincorporated area up to a ten-mile radius of the City. GHA is funded directly by HUD and its rental revenue. GHA contracts with the City for Block Grant services.

Intergovernmental Relations Committee

This committee is composed of City and County Commissioners, one member of the school board and one member of the Alachua League of Cities who chairs the committee. The Committee discusses intergovernmental relations issues. Adopted motions are reported back to each governmental unit for action.

Local Arts Agency

City of Gainesville Department of Cultural and Nature Operations is designated as the Local Arts Agency. It interacts with all county arts organizations and the Secretary of State, Division of Cultural Affairs. Funding is from the City General Fund, revenues from programs and rental of Thomas Center facilities and grants.

Metropolitan Transportation Planning Organization (MTPO)

The MTPO is established in the Gainesville Urban Area to develop a coordinated urban transportation planning program. The MTPO is composed of the five City of Gainesville Commissioners, the five Alachua County Commissioners and two non-voting members representing the Florida Department of Transportation. The MTPO administers the Gainesville Urbanized Area Transportation Study (GUATS). GUATS is a continuing, comprehensive and cooperative urban transportation program for the Gainesville Urbanized Area addressing multi-modal transportation needs.

Technical Advisory Committee is composed of professional staff from the City (including GRU, Regional Transit System), Alachua County, and the Gainesville Alachua County Airport Authority, FDER and FDOT.

Citizens Advisory Committee, composed of citizens appointed by both the City and the County review the work of the MTPO staff. The North Central Regional Planning Council provides staff for the MTPO.

North Central Florida Regional Planning Council (NCFRPC)

The NCFRPC is charged with regional planning within a sixteen county area, including Alachua County. The NCFRPC also staffs the Metropolitan Transportation Planning Organization.

Neighborhood Housing and Development Corporation (NHDC)

NHDC provides home improvement loans and housing rehabilitation in declining neighborhoods. NHDC is a private non-profit business. The NHDC Board of Directors is comprised of business representatives, lenders, public officials and residents, the composition of which changes depending on the projects undertaken. Currently two board members are appointed by the City Manager. NHDC receives CDBG funding.

St. Francis House

St. Francis House has received CDBG funds for the provision of shelter and meals for the homeless.

School Board of Alachua County (SBAC)

The School Board of Alachua County administers the Alachua County School District. The boundaries include all of Alachua County. SBAC administers and operates all public schools within the district. SBAC works with the planning department to obtain population projections. SBAC monitors land use amendments and rezonings in order to determine the impact on school populations and properties. A site selection committee is created by the Board when new schools are needed. At a minimum such committees generally include county and city planning staff, the Regional Planning Council and the MTPO. Site plans for school properties within the City are reviewed in accordance with city plan review procedures and applicable statutory provisions.

United Gainesville Community Development Corporation (UGCDC)

UGCDC is a quasi-public agency. One City Commissioner and one appointee of the Governor sit as ex-officio members of the board. Other members are nominated locally from target areas. The City contracts with UGCDC to provide technical assistance and loan packaging services to small businesses and provide a variety of revitalization and economic development services to distressed areas of the community. UGCDC has contracted with the City to provide services under a State grant for the Affordable Housing Demonstration Program.

ALACHUA COUNTY

Board of County Commissioners County Departments:

ANIMAL CONTROL--provides animal patrol and shelter for the unincorporated area, and by contract with the small cities. The Gainesville Police Department provides patrol services within the City, and contracts with the county for animal shelter.

DEPARTMENT OF FIRE AND RESCUE SERVICES--administers fire services in unincorporated Alachua County and administers rescue services county-wide. Contracts with the City of Gainesville for fire suppression services in the unincorporated area are negotiated as well as a consolidated 911 service.

GROWTH MANAGEMENT

Codes Enforcement--receives referral of citizen reports of code violations informally from City Fire Department.

Office of Planning and Development--works informally with the City Planning Division and receives formal comments from the City on Comprehensive Plan Amendments. City Planning staff provides written comments on zoning agenda items in Gainesville's urban reserve area to the County Planning Commission. The City and County also coordinate on homebuyer training and special needs programs and SHIP.

Intergovernmental Coordination Element—Data & Analysis
Ord. No. 990063—Petition 82CPA-99 PB
Eff. 12/13/99

Tourist Development--Visitors and Convention Bureau-- The agency has a nine member advisory board appointed by the County Commission. The Tourist Development Tax is collected by the state and allocated to the county. Forty-five percent of the tax monies are provided for grants and 45 percent are provided for overall promotion of tourism in the county.

ENVIRONMENTAL PROTECTION DEPARTMENT --investigates hazardous waste, pollution and environmental degradation matters in Alachua County. Provides environmental review of development proposals in the City by formal agreement. Coordinates permitting for landfills, borrow pits and underground fuel storage.

PUBLIC WORKS DEPARTMENT--this department includes traffic engineering, (including permitting connections to County roadways), drainage engineering, recreation, operation of the Alachua County Landfill and contracts with RTS for the Mini-bus.

County Charter Officers

SHERIFF--The Sheriff and the City coordinate with regard to the consolidated 911 service and UHF emergency communications systems.

PROPERTY APPRAISER--The Property Appraiser's office is responsible for the tax parcel maps. The City Planning Department is able to access the Property Appraiser's files directly by computer.

CLERK OF THE COURT --The Clerks office keeps official records including property transactions.

SUPERVISOR OF ELECTIONS--Any annexation referendum will be scheduled and held by this office.

TAX COLLECTOR--collects taxes.

ADJACENT CITIES

CITY OF ALACHUA--is located to the north of the City of Gainesville. The City of Gainesville's Deerhaven Power Plant is the most prominent land use located near the city boundary. Pending Reserve Area designations pursuant to the Alachua County Boundary Adjustment Act would bring about a larger common boundary, thus requiring greater coordination in the future.

SURROUNDING URBAN CLUSTERS AND RURAL EMPLOYMENT CENTERS

JONESVILLE-- Gainesville Regional Utilities provides water and sewer service.

FAIRBANKS-- Gainesville Regional Utilities provides water and sewer service.

UTILITIES FURNISHED BY PRIVATE COMPANIES

SOUTHERN BELL--participates in review of site plans by GRU and has expressed interest in participating in the Departmental Review Meeting.

COX CABLE (TV)--franchise holder for cable TV. Participates in GRU site plan review.

BROWNING-FERRIS INDUSTRIES (BFI)--contracts with separately with the City and the County for garbage collection.

CITY OF GAINESVILLE

Charter Offices

CITY MANAGER (CM)—directs work of all City Departments except GRU and coordinates with City-County. Cable Television Committee and Airport Authority. The Economic Development office administers programs aimed at leveraging the private sector investment to retain and create jobs and to increase the productivity of the small businesses.

LAW--City attorney prepares all ordinances, and advises city departments on legal issues.

CLERK OF THE COMMISSION--keeps records of all city commission actions

CITY AUDITOR--monitors the city's financial records and grants.

GAINESVILLE REGIONAL UTILITIES (GRU)-- GRU is owned and operated by the City of Gainesville. The General Manager of the Utility is a Charter Officer of the City. GRU provides water, wastewater, gas and electricity in the Gainesville urban area and specified services by contract to the City of Alachua. The Board of County Commissioners must also approve any sewer or water extension outside the city limits.

City Departments

GAINESVILLE FIRE-RESCUE DEPARTMENT (GFD)--provides fire protection and emergency medical services within the City of Gainesville, and fire suppression services at the University of Florida and by contract with the County within the Gainesville Urban Area. Fire staff inspect all non-state HRS facilities at least once a year. GFD is staff liaison to the City Hazardous Waste Advisory Board. Fire staff seeks technical assistance from FDEP with regard to hazardous materials.

BUILDING DIVISION -- reviews and inspects all construction.

COMMUNITY DEVELOPMENT (CD)—includes: Planning Division that provides comprehensive planning and land development regulation. The Department also administers the Enterprise Zone; Code Enforcement, which inspects zoning code violations, and issues permits and determines compliance with the zoning code and coordinates with Alcohol, Beverage and Tobacco on the issuance of liquor licences; Housing Division and Community Development Block Grant (CDBG) which administer the City's housing program and prepares block grant applications and administers the grant funds. The City and County also coordinate on homebuyer training and special needs programs administered through SHIP.

PUBLIC WORKS (PW)--provides development review and the maintenance and construction of streets, sidewalks. Public Works manages the Stormwater Management Utility, which maintains stormwater management facilities and programs. PW also manages Regional Transit Systems (RTS) which operates the bus system in the urban area and Traffic Engineering which provides traffic analysis, signalization for the urban area and transportation planning.

CULTURAL AFFAIRS--operates cultural programs such as the Downtown Arts Festival and Hoggetown Medieval Faire and operates and maintains the Thomas Center and Gardens.

PARKS AND RECREATION (REC)--provides recreation programs in the City and maintains City parks and grounds as well as operates nature facilities and programs at Bivens Arm Park, Morningside Park, Loblolly, and Ring Park. The City Arborist coordinates with all other departments with regard to maintaining the health and safety of the tree canopy city-wide.

OFFICE OF BUDGET MANAGEMENT --Strategic Planning prepares fiscal reports with regard to annexation.

Appendix B
Inventory and Assessment of Intergovernmental Coordination Mechanisms

Agency	Subject	Role	City Department	Relationship		
				Occasional Interaction	Developer Submits Information	Form Agree
State						
Alcohol, Beverage & Tobacco	Liquor License	RA	Code Enforcement	X		
Administration	Administrative hearings	RA	All			
Department of Agriculture	Forestry	IR	Community Development Parks and Recreation	X		
Department of Community Affairs (DCA)	Comp. Planning	RA,IR	Community Development	X	X	
	Construct. Prac.	RA,IR	Building Division	X		
	Resource Planning	RA	Community Development	X		
	Emergency Mgt.	FR	Fire Department			X
	Enterprise Zone	RA,IR	Community Development			X
Florida Department of Environmental Protection	Hazardous Waste	RA	Fire Department		X	
	Water Quality	PA	Public Works		X	
	Air Quality	RA	GRU	X		
	Natural Resources	IR, FP	Community Development Public Works	X		
Department of Transportation (FDOT)	Access Management	PA	Public Works	X	X	
	State Highway System Planning	FP	Community Development Public Works RTS			
	Mass Transit	RA	RTS			
	Airport Planning	RA	City Manager RTS	X		
Department of Children and Family Services	Residential facilities	PA	Community Development	X		
	Family Day Care	PA	Community Development	X		

Agency	Subject	Role	City Department	Relationship		
				Occasional Interaction	Developer Submits Information	Form Agreed
	Tacachale Center	FR	GRU	X		
Florida Highway Patrol	Mutual Aid Pact	FP, FR	Police			X
Insurance & Treasury	State Fire Marshall	RA	Fire Department	X		
Public Services Commission (PSC)	Electric Utilities	PA	GRU			
Department of State	Historic Preservation	IR,RA	Community Development	X	X	X
St. John's River Water Management District	Water Quantity; Quality and Wetland Protection	PA	Public Works		X	
Suwannee River Water Management District	Water Quantity; Quality and Wetland Protection	PA	Public Works		X	
University of Florida	BEBR	FP, IR	Community Development	X		
	Water	FR	GRU			X
	Fire Services	FR	Fire Department	X		
	Campus Planning	IR	Community Development	X		
	Bus Service	FR	RTS			X
	Campus Police	FR	Police			X
Santa Fe Community College	Water	FR	GRU			X
	Fire Services	FR	Fire Department	X		
	Campus Planning	IR	Community Development	X		
	Bus Service	FR	RTS	X		
	Campus Police	FR	Police			X
Outside Agencies						
Alachua County. Housing Authority	Subsidized housing	IR	Community Development	X		
Alachua League Cities	Municipal cooperation	IR	Community Development			

Agency	Subject	Role	City Department	Relationship		
				Occasional Interaction	Developer Submits Information	Form Agree
Cable TV Advisory Committee	Monitor cable franchise	IR	City Manager			
Community Redevelopment Agency & Advisory Boards	Downtown Advisory Board	IR, RA	Community Development			
	NW Fifth Avenue/ Pleasant Street Advisory Board	IR, RA	Community Development			
	College Park/University Heights Advisory Board	IR, RA	Community Development			
Gainesville/Alachua County Airport Authority	Safety & Maintenance	FP	Fire Department Police			X
	Development review	FP	Community Development			
Gainesville Housing Authority	Subsidized housing	FP	Community Development			X
Gainesville/ Alachua County Library District	Facility location	FP	Community Development			
Local Arts Agency	Cultural affairs	FR	Cultural Affairs			X
Metropolitan Transportation Planning Organization	Arterial Roads, Transit	RA	Community Development Public Works RTS			X
Neighborhood Housing and Development Corporation	Affordable housing	IR	Community Development			
North Central Florida Regional Planning Council	Regional planning/Plan review	RA,IR	Community Development		X	X
	Local government planning	IR	Community Development	X		
	Developments of Regional Impacts	RA	Community Development		X	

Agency	Subject	Role	City Department	Relationship		
				Occasional Interaction	Developer Submits Information	Form Agree
School Board of Alachua County	SBAC Development Projects	FP	Community Development	X	X	
	Recreation facilities	FR,FP	Parks and Recreation	X		
Alachua County						
Animal Control	Stray animals	FP	Police			X
Emergency Services	Fire Services	FR	Fire Department			X
	Rescue	FP	Fire Department			X
Environmental Protection Department	Environ. evaluation	IR	Community Development Public Works RTS			X
Health Department	Septic Tank Permits	PA,RA	Community Development GRU	X		
Law Enforcement	County Sheriff	FP	Police			X
Growth Management	Comprehensive Planning	RA	Community Development		X	X
	Zoning	PA, RA	Community Development		X	X
	Tourist Development	FP, IR	Cultural Affairs			X
Property Appraiser	Parcel records	IR	Community Development Public Works GRU	X		
Public Works	Traffic	FR	Public Works			X
	Recreation	FP, FR	Parks and Recreation			
	Land Fill	FP	Solid Waste			X
	Mini-bus	FR	RTS			X
	Development Review	PA	Public Works		X	
	Stormwater Management	PA	Public Works	X		
Adjacent Cities						
City of Alachua	Land Use	RA	Community Development	X		

Agency	Subject	Role	City Department	Relationship		
				Occasional Interaction	Developer Submits Information	Form Agree
	Annexation	RA	Budget	X		

Appendix C

Consistency with Regional Policy Plan on Regionally Significant Resources or Facilities

Applicable Resource or Facility	Relevant Regional Policy	Consist
Cultural Facilities <u>Locally Affected Resources</u> Center for Performing Arts Florida Museum of Natural History Hippodrome State Theater Samuel P. Harn Museum	Goal 2.4 Expand the regional tourist industry Policy 2.4.1 Provide assistance to the regional tourism development effort currently underway	City is proposing to amend the of comprehensive plan to require plan that would incorporate h tourism. In addition, the plan with Alachua County and aff
Educational Institutions Santa Fe Community College	No relevant Regional Policies	
University of Florida	Goal 5.2 Mitigate adverse impacts to regional transportation facilities associated with enrollment growth at the University of Florida. Policy 5.2.1 Construct parking lots and garages which serve the University of Florida off-campus and operate a series of University-sponsored shuttle buses between the parking lots and the campus instead of constructing additional parking spaces on campus. Policy 5.2.2 Increase the percentage of students living on campus from the current level of 24.5 percent. Policy 5.2.3 Provide an evening division of classes in order to reduce off-campus impacts on the regional road network during peak hour traffic periods. Policy 5.2.4 Complete multi-modal corridor studies as soon as possible for the following roads: a. SR 26 from west of I-75 east to SR 24 b. US 441 from SR 331 north to NW 6th Street c. SR 121 from SR 331 north to US 441 d. SR 24 from SW 75th Street east to US 441 Policy 5.2.5 Adopt transportation demand management strategies such as carpools, vanpools, public transit, bicycling, incorporating public transit costs in University of Florida student activity fees, and walking to encourage the use of the multi-modal corridors for mode of travel other than single-occupant vehicles. Policy 5.2.6 Adopt measures such as prohibiting freshmen from purchasing parking decals to park on campus to reduce the demand for parking facilities and encouraging freshmen to use public transit, bicycles, and walking while traveling to and from the University area.	The City has been very proactive modal transportation opportunities including the University of Florida downtown. The Transportation particular sets forth several policies to implement transit. Generally, City to provide main bus service intensity mixed use areas (Policy addition, the element promote Concurrency Management Area University Sub-Area designed activity, bicycling, and mass transit Policies 1.4.1 through 1.4.4). Land Use Element has targeted neighborhoods for higher density alternatives to commuting by Presently, the City is proposing Concurrency Exception Area portions of the city, including University of Florida, will be “transportation concurrency re
Electric Power Facilities <u>Locally Affected Resources</u>	No relevant Regional Policies	

Applicable Resource or Facility	Relevant Regional Policy	Consist
Kelly Power Plant Deerhaven		
Florida Greenways <u>Locally Affected Resources</u> Depot Rail Trail Devil’s Millhopper Bike Path/Transportation Corridor Gainesville-Hawthorne Rail Trail Hogtown Creek Greenway Sweetwater Creek/ Matheson Greenway Waldo Rail Trail	No relevant Regional Policies	The City has been very active a system of greenways through all but one of the greenways in Central Florida Regional Plan Policy Plan are confined to or Several policies within the Re Open Space, Space elements interconnectedness, multi-modal recreational and open space v
Hospitals <u>Locally Affected Resources</u> North Florida Regional Medical Center Shands Teaching Hospital VA Hospital	No relevant Regional Policies	
Natural Resources	Goal 2.4 Policy 2.4.3 Conserve the region’s natural resources of regional significance as economic as well as natural resource assets.	The City is proposing the dev tourism plan which will include things, an ecotourism compon
<i>Surface Water Resources</i> <u>Locally Affected Resources</u> Paynes Prairie State Preserve Newnans Lake Gum Root Swamp Alachua Sink	Goal 4.6 Maintain the quantity and quality of the region’s surface water systems in recognition of their importance to the continued growth and development of the region. Policy 4.6.1 Pursue a regulatory environment consisting of the minimum regulatory burden necessary for the maintenance of the quantity and high quality of the region’s surface water systems. Policy 4.6.6 Use non-structural water management controls as the preferred water management approach for rivers, lakes, springs, and freshwater wetlands. Policy 4.6.13 Ensure that local government comprehensive plans, DRIs, and requests for federal and state funds for development activities reviewed by the Council include adequate provisions for stormwater management, including retrofit programs for known surface water quality runoff problem areas, and aquifer recharge protection in order to protect the quality and quantity of water contained in the Floridan Aquifer and surface water systems identified as natural resources of regional significance. Policy 4.6.15 Minimize the effect of mining on the surface water quality and seasonal flows of surface waters identified as natural resources of regional significance.	Based on several objectives a Conservation, Open Space, an City adopted “Surface Water: District” (Section 30-300 <i>et se</i> Code [LDC]) in 1992 that creeks, and lakes required by with some exceptions regarding utilities, is prohibited within 3 wetland, landward extent of a regulated creek. The “Surface Overlay District” also require of runoff from development in wetlands and lakes and prohibit integral to the ecological value water.
<i>Groundwater Resources</i> <u>Locally Affected Resources</u> Floridan Aquifer Alachua Sink	Goal 4.2 Maintain an adequate supply of high-quality groundwater to meet the needs of north central Florida residents in recognition of its importance to the continued growth and development of the region.	Policy 2.3.4 of the Conservati Groundwater Element allows place septic tanks in commercial industrial districts, under certain County’s Hazardous Material

Applicable Resource or Facility	Relevant Regional Policy	Consist
	<p>Policy 4.2.5 Coordinate land use and water resources planning for groundwater resources designated as natural resources of regional significance among the Council, local governments, and the water management districts through regional review responsibilities, participation in committees and study groups, and ongoing communication.</p> <p>Policy 4.2.7 Identify and map the capture zones of all public water supply wellfields.</p> <p>Goal 4.3 Protect all sources of recharge to the Floridan aquifer from all activities which would impair these functions r cause a degradation in the quality of the water being recharged in recognition of the importance of maintaining adequate supplies of high-quality groundwater for the region.</p> <p>Policy 4.3.3 Pursue a regulatory environment consisting of the minimum regulatory necessary for the maintenance of the quantity and quality of groundwater recharge in Areas of High Recharge Potential..., Stream-to-Sink Watersheds and Sinks identified as natural resources of regional significance.</p> <p>Policy 4.3.6 Ensure that local government comprehensive plans, DRIs, and requests for federal and state funds for development activities reviewed by the Council include adequate provisions for stormwater management and aquifer protection in order to protect the quality and quantity of water contained in the Floridan Aquifer.</p> <p>Policy 4.3.8 Minimize the effect of mining activities on water quality and quantity of the Floridan Aquifer.</p> <p>Regional Goal 4.6 and Policies 4.6.1, 4.6.6, 4.6.13, & 4.6.14 (Applicable to Alachua Sink)</p>	<p>(HMMC), which is the primary policy was in place prior to the The “Wellfield District” (Sec. implements the element by rec development to comply with t Management Code, Storage T HMMC. In addition, new sep non-residential uses in the Mt management primary and sec The “Surface Waters and We <i>et seq.</i>) protects stream-to-sin installation of new septic tank regulated surface water body. nonresidential development p demonstrate that toxic, hazar not be disposed of in the on-s relevant policies and regulatio Resources.”)</p>
<p><i>Natural Systems</i></p> <p><u>Locally Affected Resources</u> Devil’s Millhopper State Geologic Site Gum Root Swamp Paynes Prairie State Preserve Newnans Lake</p>	<p>Goal 4.4 Protect all listed species in north central Florida.</p> <p>Policy 4.4.1 Work with local governments and the FGFWFC to ensure the survival of all listed species found in the region.</p> <p>Policy 4.4.4 Endangered and threatened species and their habitats shall be protected.</p> <p>Policy 4.4.5 When a land use designation change is proposed or an increase in allowable land use density is proposed, species of special concern, and their habitat, known to exist on site shall be protected. Protection should include, but not necessarily be limited to, the following:</p> <ul style="list-style-type: none"> a) conservation easements b) on and offsite mitigation banks c) tax breaks d) transferable densities e) management agreements f) agriculture and silviculture best management practices <p>Policy 4.4.6 Working with private property owners, encourage voluntary protection of listed species and their habitats located on private property through the use of best management practices and public education programs.</p>	<p>Policy 1.1.1(f) of the Conserv Groundwater Element require in areas identified as “Upland district ordinance (Section 30- identify and preserve sites ovr ordinance requires that at leas communities within a designa preserved.</p> <p>As required by Policy 1.1.2 of staff developed a ranking sys inventoried approximately 10⁵ anticipated development dens proximity to parks, natural res inclusion in Gainesville’s “En other parks, multiple use, rarit and sensitivity, ecosystem int development pressure and ex</p> <p>Policy 1.1.3 of the Conservati Groundwater Element require dedicate land and easements, of buffers along and around s</p>

Applicable Resource or Facility	Relevant Regional Policy	Consist
	<p>Policy 4.4.8 Direct those land uses that are not consistent with the protection and maintenance of listed species and their habitats away from such resources.</p> <p>Goal 4.5 Protect natural resources of regional significance identified in this plan as “Planning and Resource Management Areas.”</p> <p>Policy 4.5.2 Seek the input of local governments and the regional planning council in the preservation of management plans for public conservation lands private conservation lands, and SWIM water bodies identified as natural resources of regional significance.</p> <p>Goal 4.6, Policies 4.6.1, 4.6.6, 4.6.13, 4.6.15</p>	<p>reservations and to facilitate t greenways. The City has ado Wetlands Districts” (Section : District (Sec. 30-307), “Upland allowing on-site transfer of de create buffers. The “Greenwa also specifies provisions rega easements.</p> <p>Policy 1.1.4 of the Element re \$150,000 annually to purchas lands. Since 1991, the City has purchasing land for the Hogto</p>
<p><i>Planning and Resource Management Areas</i></p> <p><u>Locally Affected Resources</u> Devil’s Millhopper State Geologic Site Gum Root Swamp Paynes Prairie State Preserve</p>	<p>Goal 4.5 Protect natural resources of regional significance identified in this plan as “Planning and Resource Management Areas.”</p> <p>Policy 4.5.1 Provide technical assistance to local governments in the development of appropriate local government comprehensive plan policies and land development regulations necessary to maintaining areas and water bodies identified as natural resources of regional significance classified in this plan as “Planning Resource Management Areas.”</p> <p>Policy 4.5.2 Seek the input of local governments and the regional planning council in the preparation of management plans for public conservation lands, private conservation lands, and SWIM water bodies identified as natural resources of regional significance.</p> <p>Policy 4.5.3 Continue to provide input to state and local agencies in reviewing existing or proposed designations of areas or water bodies as one of the categories identified as natural resources of regional significance classified in this plan as “Planning Resource Management Areas.”</p>	<p>See summary of comprehensi development regulations for 5 <i>Groundwater Resources</i> and</p>
<p>Transportation Facilities</p>		
<p>Gainesville Regional Airport</p>	<p>Goal 5.3 Maximize the use of the Gainesville Regional Airport before developing a new regional airport.</p> <p>Policy 5.3.1 Coordinate development plans of the Gainesville Regional Airport with the City of Gainesville and Alachua County comprehensive plans to avoid unnecessary conflicts, to ensure the safety of airport operations, and to allow for future increases in the operational capacity of the airport.</p>	<p>The City of Gainesville has th Element designed to promote facility for the City and its air . The policies are designed to g around the airport (Policy 1.1. Facility Overlay (Policy 1.1.2) uses in the vicinity of the airp land not compatible with the e of structures and other uses a in and around the airport (Poli</p>
<p>Regional Transit System</p>	<p>Goal 5.4 Reduce the unmet General Trip demand of north central Florida Transportation Disadvantaged problem.</p> <p>Policy 5.4.1 Improve mobility options for low-income, elderly, and disabled persons.</p> <p>Policy 5.4.2 Increase funding for coordinated transportation systems for the transportation disabled.</p> <p>Goal 5.5 Increase the percentage of north central Florida</p>	<p>The Transportation Mobility l forth several policies designe Generally, the Element require bus service to mixed and high (Policies 1.1.7 and 1.1.9). In a promoted the Transportation Area in the Downtown-Unive enhance pedestrian activity, t</p>

Applicable Resource or Facility	Relevant Regional Policy	Consist
	<p>residents using public transportation as a primary means of transportation.</p> <p>Policy 5.5.1 Coordinate with Gainesville RTS, the MTPO for the Gainesville Urbanized area, the University of Florida, the City of Gainesville, and Alachua County to provide opportunities through their respective plans and programs for a greater likelihood of increased public transit ridership.</p>	<p>(Objective 1.4 and Policies 1.4 Future Land Use Element has neighborhoods for higher density alternatives to commuting by</p>
<p>Regional Road Network</p> <p><u>Locally Affected Facilities</u> Interstate 75 (Alachua County) SR24 (Levy Co.-Alachua Co. line to US 441) SR26 (from US 19/98 to I-75) SR26 (from I-75 to Putnam Co. line) SR26A (from SR 26 to SR 26) SR 120 (from US 441 to SR 24) SR 121 (fm. Union/Baker Co. to Alachua/Levy Co.) SR 222 (fm. I-75 to SR 26) SR 226 (fm. SR 24 to SR 331) SR 235 (fm. US 441 to SR 121) SR 329 (fm. SR 120 SR 331) US 441 (fm. Columbia Co./GA border to Alachua/Marion Co. line)</p>	<p>Goal 5.1 Maintain a regional road network which operates at or above the minimum level of service standard identified in local government comprehensive plans.</p> <p>Policy 5.1.2 Coordinate with the Florida Department of Transportation regarding proposed improvements to the regional road network to assure consistency with local government comprehensive plans.</p> <p>Policy 5.1.3 Review proposals for road widening and new transportation corridors for impacts upon natural resources of regional significance and adjacent local governments.</p> <p>Policy 5.1.7 Mitigate adverse impacts of development upon regional transportation facilities.</p> <p>Policy 5.1.8 Mitigate impacts created by development so as to maintain the minimum level of service standard on the Florida Intrastate Highway System (FIHS) as established by the Florida Department of Transportation.</p> <p>Policy 5.1.12 Direct future transportation improvements to aid in the management of growth and that promote economic development in designated areas.</p> <p>(See also Goal 5.2 and Policies 5.2.1 through 5.2.6 under the Educational Institutions category and responses)</p>	<p>The City continues to participate provide coordinated transportation urbanized area in conjunction County, and other entities as r The City regularly reviews all and zoning applications, and 1 County with the opportunity t plan amendments and zoning review is an opportunity for th standards, and is consistent w City already participates in the and outside its limits, which is 1.6.7.</p> <p>The City’s adopted roadway 1 minimum LOS standards for t mitigation measures for any d would otherwise cause the LC Policy 5.1.2 is implemented t participation in the MTPO (IC</p>
<p>Emergency Preparedness Facilities</p> <p><u>Locally Affected Facilities</u> Public Emergency Shelters NOAA Radio Stations Doppler Weather Radar Installations Gainesville Fire Rescue HAZMAT Emergency Response Team PCS, Inc., Chemical Emergency Response Team</p>	<p>Policy 3.1.2 Establish NOAA weather radio station coverage for all of North Central Florida.</p> <p>Policy 3.1.4 Maintain up-to-date hurricane evacuation and inland hurricane shelter plans for North Central Florida.</p> <p>Goal 3.4 Improve the ability of emergency response teams to respond to hazardous materials emergencies.</p>	<p>NOAA coverage is locally the Alachua County Office of Emergency NOAA weather band radios h schools and fire stations thro the 911 dispatch center.</p> <p>The County Office of Emergency agency re: hurricane evacuati City and County are designate hurricane evacuees.</p> <p>The City of Gainesville Fire & Hazardous Materials Team is designated emergency response materials within this 11-county provided throughout the region among five counties (Alachua and Suwannee) and three cities Lake City) is being developed administrative framework for technical committee will subse be tasked with developing co procedures.</p>

Applicable Resource or Facility	Relevant Regional Policy	Consist
	<p>Policy 3.4.4 Provide local emergency dispatch operators with a summary of hazards analysis information so as to inform responders as to what types of hazardous materials are at the scene of the emergency.</p> <p>Policy 3.5.1 Actively promote north central Florida local governments to adopt the statewide mutual aid agreement for catastrophic disaster response and recovery.</p>	<p>Computerized data on hazards within the City’s fire trucks tl emergencies.</p> <p>The City of Gainesville is a si mutual aid agreement for cata and recovery.</p>
<p>Other Regionally Significant Facilities</p> <p><u>Locally Affected Facilities</u> Alachua County Southwest Landfill Community Correctional Center</p>	<p>No relevant Regional Policies</p>	<p>The Alachua County Southwe closed and no longer function waste facility.</p>